

EXECUTIVE SUMMARY

COMPREHENSIVE UPDATE AND REWRITE OF THE GALLATIN COUNTY/BOZEMAN AREA ZONING REGULATION AND OFFICIAL ZONING MAP

INTRODUCTION:

In April 2003, the County Commission adopted the Gallatin County Growth Policy as a comprehensive plan to guide land use and development outside of the County's existing citizen petitioned "Part 1 zoning districts". In June of 2003, the Commission initiated a project to update the existing 1990 Bozeman Area Master Plan (Bozeman Donut) and accompanying zoning regulations in light of the recently adopted Growth Policy.

On November 1, 2005, the County Commission adopted the 2005 Gallatin County/Bozeman Area Plan and Future Land Use Map, as a comprehensive update and rewrite of the 1990 Bozeman Area Master Plan.

On May 30, 2006, the County Commission initiated a program to implement the Gallatin County Growth Policy, and subsequently adopted Resolution No. 2006-60, a resolution to adopt a Growth Policy Implementation Program. A component of the implementation program is an update of the Gallatin County/Bozeman Area Zoning Regulation and Official Zoning Map, for the purpose of incorporating a transfer of development rights program.

GENERAL DESCRIPTION OF CHANGES TO THE ZONING REGULATIONS:

The proposed comprehensive update and rewrite of the Gallatin County/Bozeman Area Zoning Regulation and Official Zoning Map will replace the current (adopted July 27, 1999) Gallatin County/Bozeman Area Zoning Regulation and Official Zoning Map.

- A. Replacement of existing administrative sections (Section 2, 4, 8, 50.16, 53, 55, 56, 58, 62, and 70) with Gallatin County's standard/model zoning administrative provisions. New sections include the following:

Section No.

1. Title, Creation and Adoption
2. Purpose and Intent of Regulations

3. Application of Regulations
4. Establishment of Zone Districts and Official Zoning Map
5. Invalidation and Severability
25. Administration
26. Non-Conforming Lots, Uses and Structures
27. Land Use Permits
28. Temporary Use Permits
29. Conditional Use Permits
30. Variances
31. Amendments
32. Appeals Process
33. Complaints and Enforcement
34. Definitions

B. Zoning Districts are as follows:

Section No.

6. Agriculture Suburban (A-S) District remains.
7. Residential Suburban (R-S) District remains.
8. Residential Existing Low Density (R-LD) District. Replaces existing Residential Single-Family (R-1) District.
9. Residential Existing Medium Density (R-MD) District. Replaces existing Residential (R-2), (R-2a), (R-3), (R-3a), and (R-4) Districts.
10. Residential Mobile Home (R-MH) District remains.
11. Residential Office (R-O) District remains.
12. Neighborhood Service (N-S) District. Remains, and renamed from Neighborhood Service District (B-1).
13. Manufacturing and Industrial (M-I) District. Existing Light Manufacturing (M-1) and Manufacturing (M-2) Districts remain and are being combined as one district.
14. Public Lands and Institutions (PLI) District remains.

C. Existing Sections to be eliminated include:

Section No.

30. Community Business District (B-2).
44. Flood Hazard District.
45. Casino Overlay District.
46. Design Review.

D. Development Options:

1. Standard Development Option. Remains in the A-S and R-S Districts.

2. Planned Unit Development (PUD) Option (Section 23). Section has been re-drafted and simplified to allow lot area, lot width, lot coverage, yards, and building height to be established through a PUD. No density bonuses are permitted.
 3. Transfer of Development Rights Option (Section 24). A new Section allowing the opportunity to increase base density through the transfer of development rights. Applicable to the A-S, R-S and R-O Districts only.
- E.** General Development Requirements. New regulation includes simplification of development standards and process streamlining, and the elimination of municipal standards and code references. Standards addressing development include the following Sections:
- Section No.
15. Building and Development Standards. Standards for fireworks sales stands added.
 16. Site Plan Review and Approval.
 17. Entryway Corridor.
 18. Landscaping.
 19. Parking.
 20. Manufactured Homes on Individual Lots.
 21. Telecommunications.
 22. Signs.
- F.** Official Zoning Map. The comprehensive update and rewrite of the Gallatin County/Bozeman Area Zoning Regulations include the adoption of a new zoning map for the zoning jurisdiction. The new map was created using the county GIS computer mapping technology. No property within the zoning district will be re-zoned.